

Planning Commission Minutes

The City of Sturgis Planning Commission held a meeting on Tuesday, January 5, 2016 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Mack, Hughes, Treloar, Gerberding, Monahan and Norstegaard.
City Council Liaison: Jason Anderson.
Staff: City Manager, Planning Coordinator and Code Enforcement Officer.

5:30 Call to order by Chairman Hughes
Approval of December 9, 2015 and December 23, 2015 minutes – minutes approved.

1. Variances – Maverik Inc. (Steve Derouchey) 2426 Junction Ave.

Request for two variances to setbacks in the Highway Service zone in order for new construction of a business to take place.

Variance #1 Request for a 15' variance to the side setback abutting a residential area. The current site plan indicates a buffer of 10' between the edge of a rear/employee parking area and the adjacent residential zone. The variance request is not to ease the landscaping requirements; the developer intends to provide all required landscaping between the parking area and the residential area. In order to further mitigate the impact, the applicant has included a landscaping plan that will accompany the building permit. The plan will include a significant number of trees and shrubs and the construction of a privacy fence. This exceeds the landscaping requirement.

Following discussion and review of the landscaping plan, a motion was made by Mack to recommend approval of the 15' variance. 2nd by Gerberding. All commissioners voting Yes to the motion for recommendation of approval.

Variance #2 Request for a 5' variance to the rear setback. The normal rear setback for a commercial building in the Highway Service Zone is 15'. This project is designed with one corner of the building encroaching the rear setback. The current plan shows the corner being located approximately 10' from the property line requiring a 5' variance.

Following discussion, a motion was made by Norstegaard to recommend approval of the variance. 2nd by Monahan. All commissioners voting Yes to the motion for recommendation of approval.

There were no other items brought before the Planning & Zoning Commission by the public. Meeting adjourned at 6:15.